

131-133 HIGH STREET STOKE NEWINGTON LONDON

N16 0PJ

bf
brasierfreeth.com

Retail Unit Class E Lease For Sale
Viewings strictly by appointment only

131-133 HIGH STREET STOKE NEWINGTON

N16 OPJ

Retail Opportunity
LEASE FOR SALE

LOCATION

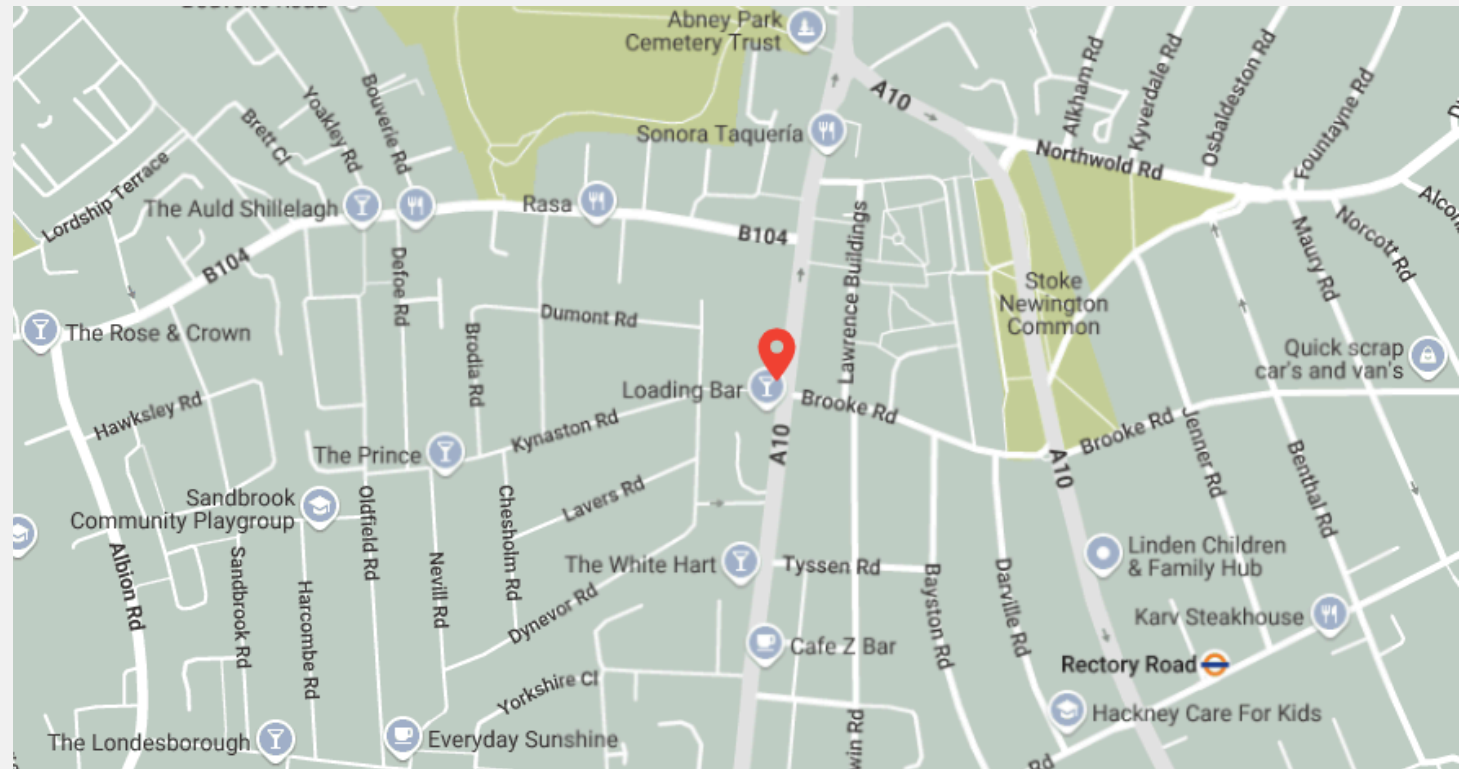
Stoke Newington is a popular and busy residential district in the London Borough of Hackney. The area is home to a blend of independent cafés, restaurants, boutiques, and lifestyle retailers, alongside national operators. Stoke Newington Church Street and High Street are the key retail and leisure destinations with high levels of local footfall. Stoke Newington Station (Overground) provides direct links to Liverpool Street in under 20 minutes. Nearby occupiers include Pret A Manger, Savers, Iceland, Sports Direct, Harvest Grocer and Franco Manca.

AREA

- Busy and well-known London High Street with high footfall throughout the day
- Surrounded by cafes, restaurants and local businesses

TRANSPORT

- 🚶 Stoke Newington Station - 7 minute walk
- 🚶 Rectory Road Station - 9 minute walk
- 🚶 Stoke Newington High Street - 1 minute walk
- 🚶 Stoke Newington High Street/Brooke Road - 1 minute walk



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DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café, benefiting from a spacious kitchen, coffee bar and basement storage.

ACCOMMODATION

The premises comprise the following floor areas:

Frontage	12.73 m	41 ft 9 ins
Ground floor	141.01 Sq.m	1,517 Sq.ft
Basement	36.84 Sq.m	396 Sq.ft
TOTAL	177.85 Sq.m	1,914 Sq.ft



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LEASE

Held on a 10-year FRI lease from 18 August 2017 and expiring on 17 August 2027. The lease is held inside the Landlord and Tenant Act 1954.

PASSING RENT

£67,500 per annum exclusive.

TERMS

Offers invited for a lease assignment.

EPC

Further details available upon request.

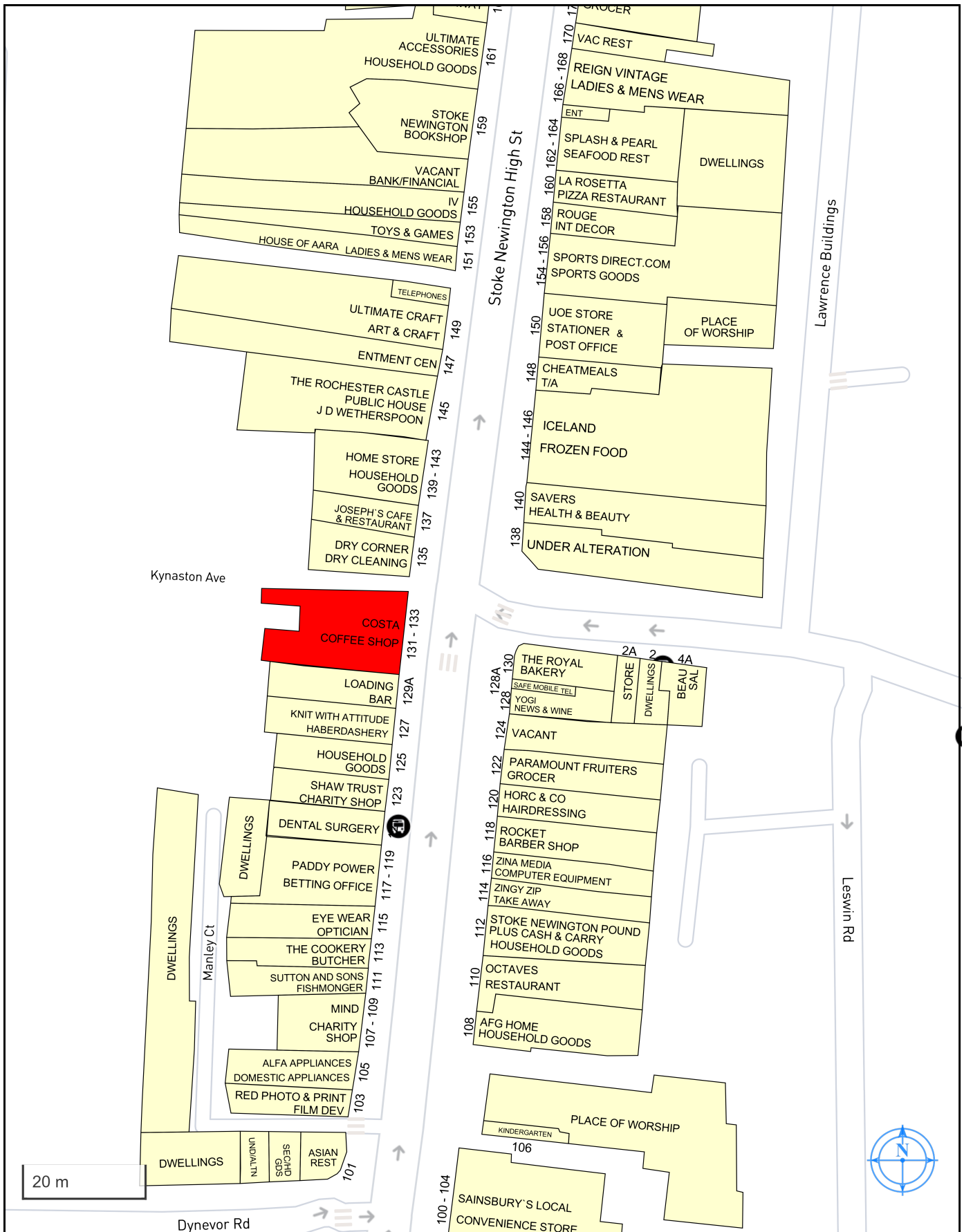
RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £74,500. For rates payable please refer to the Local Charging Authority, Hackney Council – 020 8356 3000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.





CONTACT

GET IN TOUCH

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.